



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 4, 2013

1301-PUD-01

Exhibit 1

Petition Number: 1301-PUD-01

Petitioner: KRG Bridgewater, LLC

Representative: Charlie Frankenberger and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to allow an auto service center within the Bridgewater Marketplace of the Bridgewater PUD.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 0.83 acre

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Ordinance (Ord. 06-49)
4. Proposed Bridgewater PUD Amendment (Redline), 02/01/13
5. Proposed Bridgewater PUD Amendment, 02/01/13
6. Additional Supporting Information, 01/31/13
7. Revised Site Plan and Landscaping Plan, 02/01/13

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the December 10, 2012 City Council meeting and appeared before the Technical Advisory Committee on December 18, 2012. It received a public hearing at the January 22, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the March 19, 2012 APC meeting.

Project Overview

Project Location

The subject property is approximately 0.83 acre in size and is located within the Bridgewater Marketplace commercial center in the Bridgewater PUD (the "Property").

Project Description

The proposal is to allow "Automotive Service Center without fuel sales" (the "Use") on the Property, while preserving the right to locate an automotive service center with fuel sales elsewhere within the commercial area (Area Y) of the Bridgewater PUD (the "Proposal"). The Proposal prohibits the sale of gasoline, restricts the bay orientation, prohibits outdoor storage, limits the number of vehicles for repair that can be kept outdoors, and does not allow major mechanical service or body work. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 5).

Modifications since the January 22, 2013 APC Meeting

In response to comments received at the Public Hearing on January 22, 2013, the petitioner has modified the Proposal. The changes are highlighted below (see Exhibit 4 for a redline version of the changes):

1. The number of service bays has been limited to nine (9);
2. Hours of operation have been established;
3. The proposed overnight outdoor storage of vehicles has been eliminated;
4. Tire work has been restricted, in order to reduce operational noise;
5. Environmental protection requirements have been added; and,
6. A commitment to build and maintain the building (exterior and interior) as depicted in the amendment has been made

In addition to the above-mentioned modifications to the Bridgewater PUD Ordinance, the petitioner has submitted materials to support their statements that were made during the hearing on January 22nd regarding environmental/safety/noise matters (see Exhibit 6). Also, the revised landscaping plan (see Exhibit 7) indicates enhanced landscaping on the western portion of the Property.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Bridgewater Marketplace center as “Local Commercial”. The Proposal is for a service use, and service uses are contemplated as appropriate uses within “Local Commercial” areas.

2. Current conditions and the character of current structures and uses.

The Property is vacant, but is platted for commercial development.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that local commercial development is appropriate in this area of the community. The Proposal is for a service use, which is identified in the Comprehensive Plan as an appropriate land use in “Local Commercial” areas.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on the Property and are adequate to serve future development of the Property.

Staff Comments

Forward 1301-PUD-01 to the City Council with a favorable recommendation.